



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
1757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

copy

OFFICE USE ONLY

Application Number: # 14310-00000-00069  
Date Received: 2-4-14  
Commission/Civic: GERMAN VILLAGE  
Existing Zoning: R-2F Application Accepted by: J. Freise Fee: \$320<sup>00</sup>  
Comments: 4/22/14

## TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

RENEWAL OF PREVIOUS V# 08310-00164 (5-27-08):  
SECTION 3332.27 REAR YARD FROM THE REQUIRED 25% TO 19.15%

## LOCATION

1. Certified Address Number and Street Name 376 EAST BECK ST.  
City COLUMBUS State OHIO Zip 43206  
Parcel Number (only one required) 010-033113

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name WILLIAM HUGGS ARCHITECTS, LTD.  
Address 750 MOHAWK ST City/State COL OH Zip 43206  
Phone # 614 221 2724 Fax # - Email b.h@williamhuggs.com

## PROPERTY OWNER(S):

Name GEORGE J LEKOPENOS  
Address 376 E. BECK ST City/State COL OH Zip 43206  
Phone # 614-221-2400 Fax # - Email -  
☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name WILLIAM HUGGS  
Address 750 MOHAWK ST City/State COL OH Zip 43206  
Phone # 614 221 2724 Fax # - Email: b.h@williamhuggs.com

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]  
PROPERTY OWNER SIGNATURE [Signature]  
~~ATTORNEY / AGENT SIGNATURE~~ [Signature]

PLEASE NOTE: incomplete information will result in the rejection of this submittal.  
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Please make all checks payable to the Columbus City Treasurer



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## AFFIDAVIT

**14310-00069**

**376 E. Beck St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim

of (1) MAILING ADDRESS 560 E. Town Street, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) George Lekorenos

AND MAILING ADDRESS

376 E. Beck Street

Columbus, OH 43206

APPLICANT'S NAME AND PHONE #

William Hugus

(same as listed on front of application)

(614) 221-2724

AREA COMMISSION OR CIVIC GROUP

(5) German Village Commission (Cristin Moody)

AREA COMMISSION ZONING CHAIR OR

109 N. Front Street

CONTACT PERSON AND ADDRESS

Columbus, OH 43215

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
Eric & Brooke Albrecht	390 E. Beck St. Columbus, OH 43206	390 E. Beck St. Columbus, OH 43206
Board of Education, City of Columbus	387 E. Beck St. Columbus, OH 43206	270 E. State St. Columbus, OH 43215
Irene F. Dameron-Hager	384 E. Beck St. Columbus, OH 43206	384 E. Beck St. Columbus, OH 43206
Craig Dieckhoner & Leigh Householder	369 Jackson St. Columbus, OH 43206	369 Jackson St. Columbus, OH 43206
Robert & Tricia Elflein	370 E. Beck St. Columbus, OH 43206	370 E. Beck St. Columbus, OH 43206

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

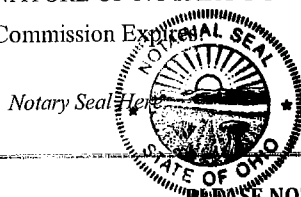
(8) Chad M. Draheim

Subscribed to me in my presence and before me this 31st day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Brian S. Artz

My Commission Expires \_\_\_\_\_



BRIAN S. ARTZ, ATTORNEY AT LAW

NOTARY PUBLIC, STATE OF OHIO

My commission has no expiration date.

Section 147.03 R.C.

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**14310-00069**

**376 E. Beck St.**

**APPLICANT:**

**SUBJECT PROPERTY OWNERS:**

William Hugus Architects Ltd.  
c/o Bill Hugus  
750 Mohawk St.  
Columbus, OH 43206

George Lekorenos  
376 E. Beck Street  
Columbus, OH 43206

German Village Commission  
109 N. Front St.  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS:**

Eric & Brooke Albrecht  
390 E. Beck St.  
Columbus, OH 43206

Board of Education, City of Columbus  
270 E. State St.  
Columbus, OH 43215

Irene F. Dameron-Hager  
384 E. Beck St.  
Columbus, OH 43206

Craig Dieckhoner & Leigh Householder  
369 Jackson St.  
Columbus, OH 43206

Robert & Tricia Elflein  
370 E. Beck St.  
Columbus, OH 43206

Lynn M. Elliott  
631 Briggs St.  
Columbus, OH 43206

Ellisar Group LLC  
4009 James River Rd.  
New Albany, OH 43054

Michael Elsner  
2642 Charing Rd.  
Columbus, OH 43221

Wilmer & Juanita Furuta  
13000 Bevelheimer Rd.  
Westerville, OH 43081

Bernard Scott Gaudi  
611 Lathrop St.  
Columbus, OH 43206

Ray E. Hill  
595 Briggs St.  
Columbus, OH 43206

Laura Burkes  
367 Berger Aly.  
Columbus, OH 43206

Kristen A. Williamson  
613 Lathrop St.  
Columbus, OH 43206

Charles A. Mandator  
617 Lathrop St.  
Columbus, OH 43206

Steven & Teresa Morbitzer  
603 Lathrop St.  
Columbus, OH 43206

Randall Pfeiffer & Elizabeth Miller  
360 E. Beck St.  
Columbus, OH 43206

Patrick & Patricia Phillips  
247 Lear St.  
Columbus, OH 43206

Jean B. Queeley  
1102 Euclid Ave.  
Berkeley, CA 94708

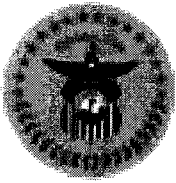
Jeffrey L. Reznor  
358 E. Beck Street  
Columbus, OH 43206

Sharon Santangelo & Justin Jorgensen  
637 Briggs St.  
Columbus, OH 43206

David Stoltz  
365 E. Beck St.  
Columbus, OH 43206

Gayle M. Strege  
369 Berger Aly.  
Columbus, OH 43206

Walter F. Thieman  
676 Neil Ave.  
Columbus, OH 43215



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00069

376 E. Beck St.

## One Stop Shop Zoning Report Date: Thu Feb 27 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 376 E BECK ST COLUMBUS, OH

Mailing Address: 376 E BECK ST  
COLUMBUS OH 43206

Owner: LEKORENOS GEORGE J

Parcel Number: 010033113

### ZONING INFORMATION

Zoning: Z72-055, Residential, R2F  
effective 6/21/1972, Height District H-35

Board of Zoning Adjustment (BZA): 08310-00000-00164

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: German Village Area Commission

Planning Overlay: N/A

Historic District: German Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

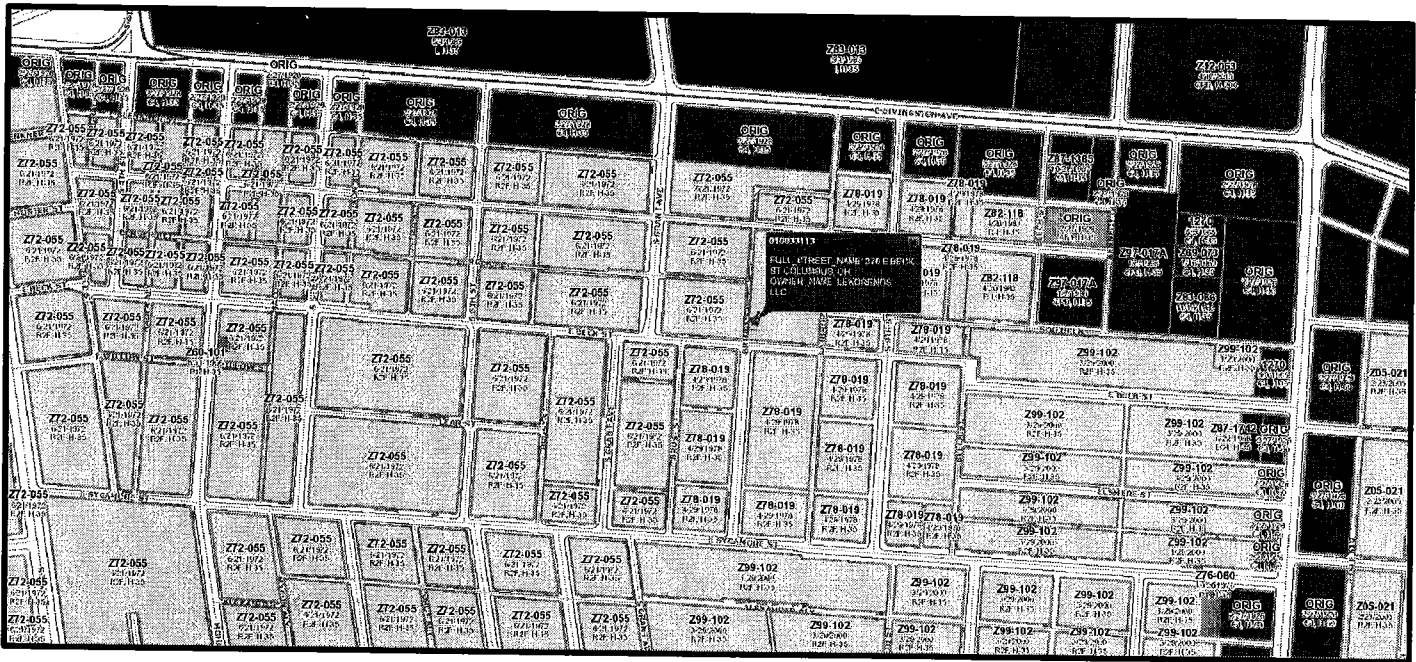
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





## BOARD OF ZONING ADJUSTMENT APPLICATION

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### STATEMENT OF HARDSHIP

**14310-00069**

**376 E. Beck St.**

APPLICATION # \_\_\_\_\_

#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

**I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:**

\_\_\_\_\_ This Applicant is requesting a Variance to construct an addition with an attached two car  
\_\_\_\_\_ garage, as many other properties already have in this District. The German Village  
\_\_\_\_\_ Commission discourages additions beside the historic building, hence and addition  
\_\_\_\_\_ totally behind the historic building, causing this rear yard Variance request. This  
\_\_\_\_\_ condition is not a result of actions by this homeowner and will not be injurious to  
\_\_\_\_\_ adjacent properties.

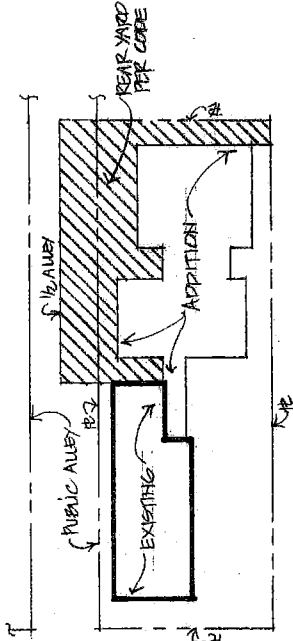
Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

2-10-14

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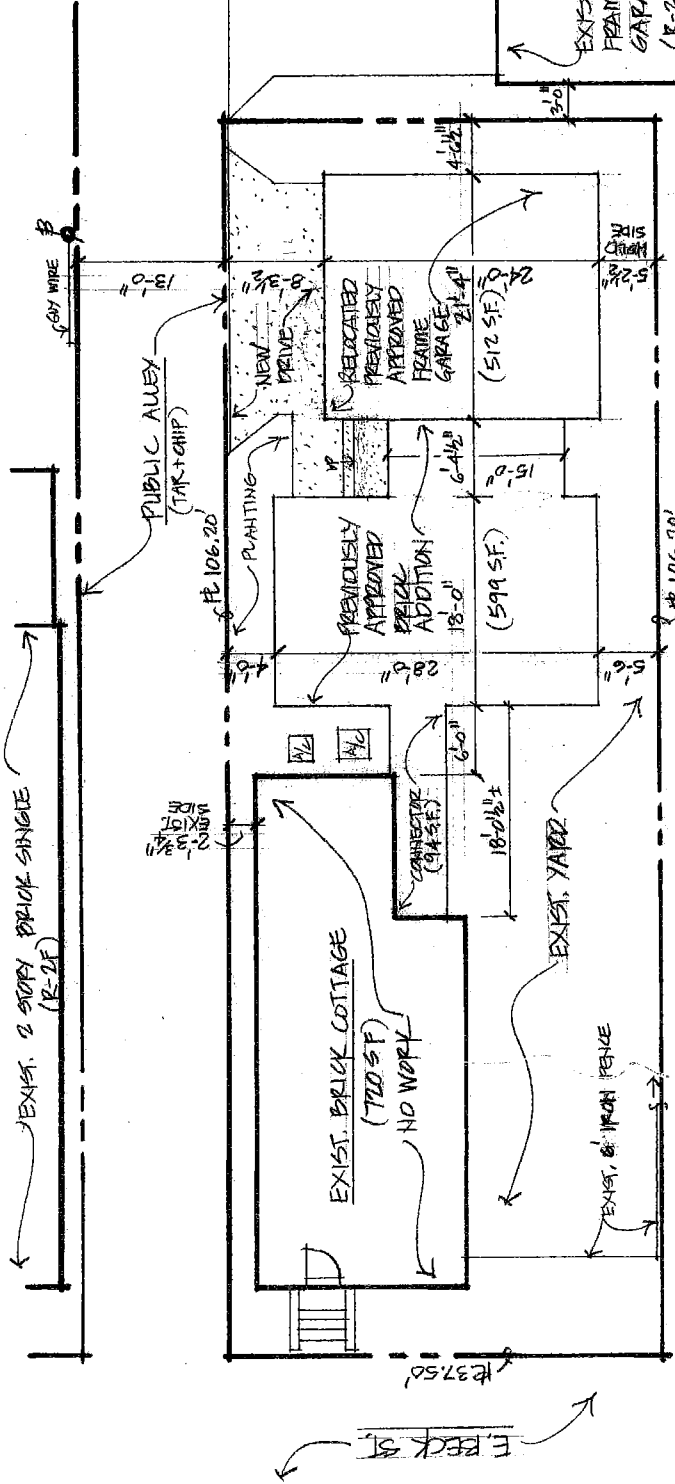
14310-00069  
376 E. Beck St.



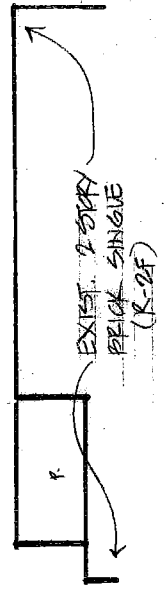
**SITE DATA:**  
 USE: R-2F SINGLE  
 LOT AREA: 4,672.80 SF. PER CODE  
 COVERAGE: 4,125 SF = 41.19%  
 MIN. REAR YARD: 116.9 SF.  
 \* REAR YARD SHOWN: 895 SF. (19.15%)  
 TOTAL SIDE YARDS: 7' 6 1/4" = 20.00%  
 MIN. NEW SIDE YARD SHOWN: 4'-0"  
 PARKING: 2 CARS  
 \* VARIANCE #08310-00164 Q.5.2.7-08

**REVISED REAR YARD AREA PLAN**  
(PER CODE 3333.15)

EXIST. 2 STORY BRICK SINGLE  
(R-2F)



**376 E. BECK ST.**  
**REVISED SITE PLAN**  
 NORTH  
 1/8\"/>



REVISED  
2-10-14

376 EAST BECK ST.

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**WILLIAM HUGUS ARCHITECTS LTD.**  
 750 Mohawk Street • Columbus • Ohio 43206 614-221-2724

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WUBA



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010033113

Zoning Number: 376

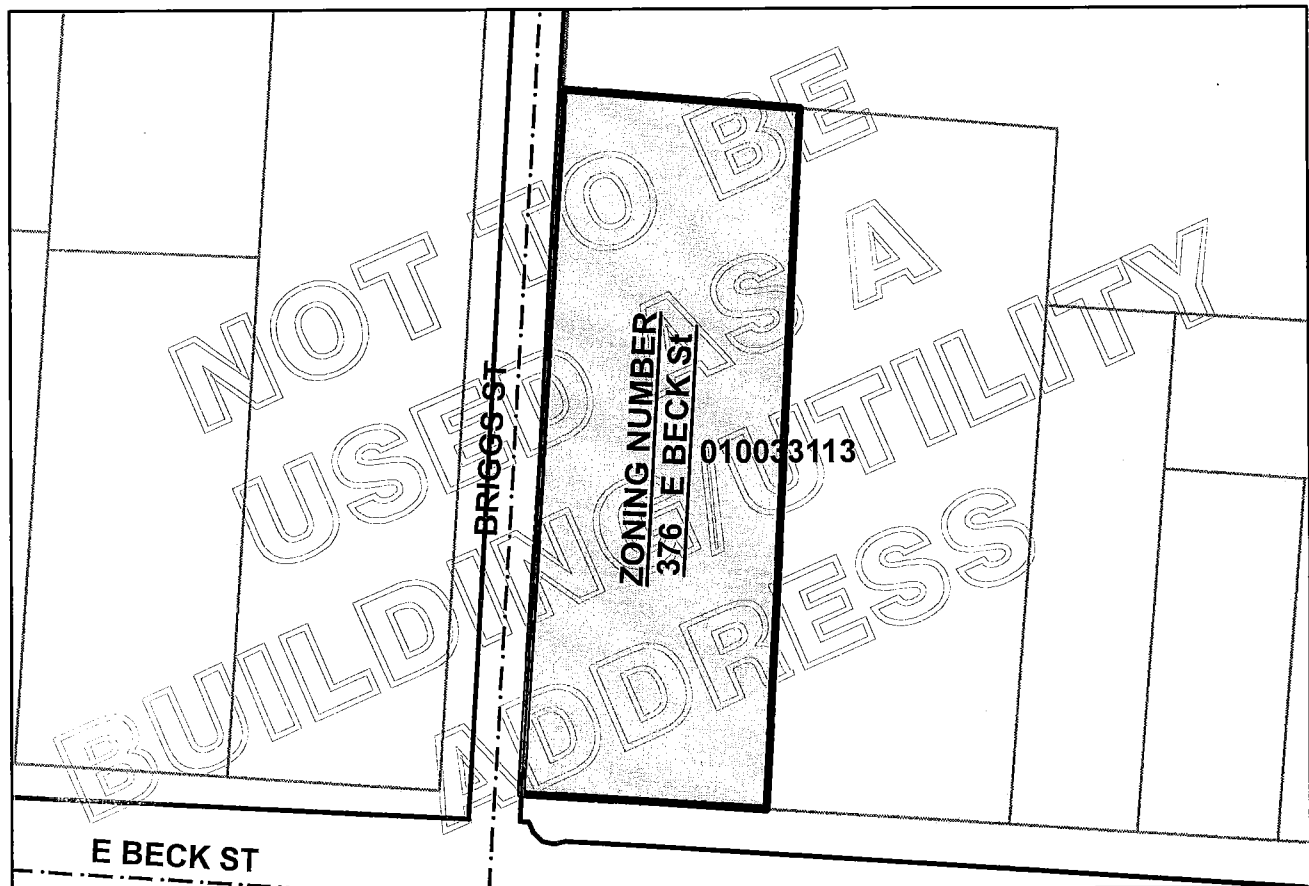
Street Name: E BECK St

Lot Number 11-12

Subdivision: KRAUSS

Requested By: ARTZ, DEWHIRST & WHEELER, LLP. (CHAD DRAHEIM)

Issued By: *Patricia Austin* Date: 1/24/2014



SCALE: 1 inch = 30 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 17072



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 1/24/14



Disclaimer

Scale = 30



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map and information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

**14310-00069**  
**376 E. Beck St.**

Real Estate / GIS Department





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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION

**14310-00069**

STATE OF OHIO  
COUNTY OF FRANKLIN

**376 E. Beck St.**

Being first duly cautioned and sworn (NAME) William HVBVS  
of (COMPLETE ADDRESS) 750 MARIAN ST., COL OHIO 43206  
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

GEORGE J. LEPPENOS , 376 E. BECK ST. 100%

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/26/15

Notary Seal Here



Chad M. Draheim  
Notary Public, State of Ohio  
My Commission Expires 09-26-2015

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